

# TO LET

Unit 3, Bellvilla Road  
Stranraer DG9 8ED

- ▶ Prime retail unit
- ▶ Immediately available
- ▶ 2,794 sq ft
- ▶ Rent reduced to £30,000 per annum



## LOCATION

Stranraer is located in the southwest of Scotland and has a resident population of 10,070 and an estimated retail catchment of c.30,000. The town is 50 miles south of Ayr and 73 miles west of Dumfries. The nearby ferry port of Cairnryan provides numerous daily sailings to and from Belfast.

The subject property is part of a modern, 3 unit development also housing **Argos** and **Screwfix**. It benefits from a high specification including a full height glazed frontage, 50 shared car parking spaces and separate rear servicing.

The development is situated on the north eastern edge of the town centre opposite **Tesco** and close to **Morrisons** - the 2 principal foodstores serving the catchment.

## ACCOMMODATION

The unit is arranged over ground floor, extending to the following approximate net internal floor area:

<b>GROUND FLOOR</b>	<b>2,794 SQ FT</b>	<b>259.6 SQ M</b>
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## PLANNING

The subjects currently trade as a retail unit under Class 1 of the Use Classes Order (Scotland) 1997. Interested parties are advised to speak directly to the Local Planning Authority regarding a Change of Use.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENT

The asking rent has been reduced to **£30,000 per annum** exclusive.

## SERVICE CHARGE

Details on application.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£47,500**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£23,655**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B

## DATE OF ENTRY

Immediately - subject to contract.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.



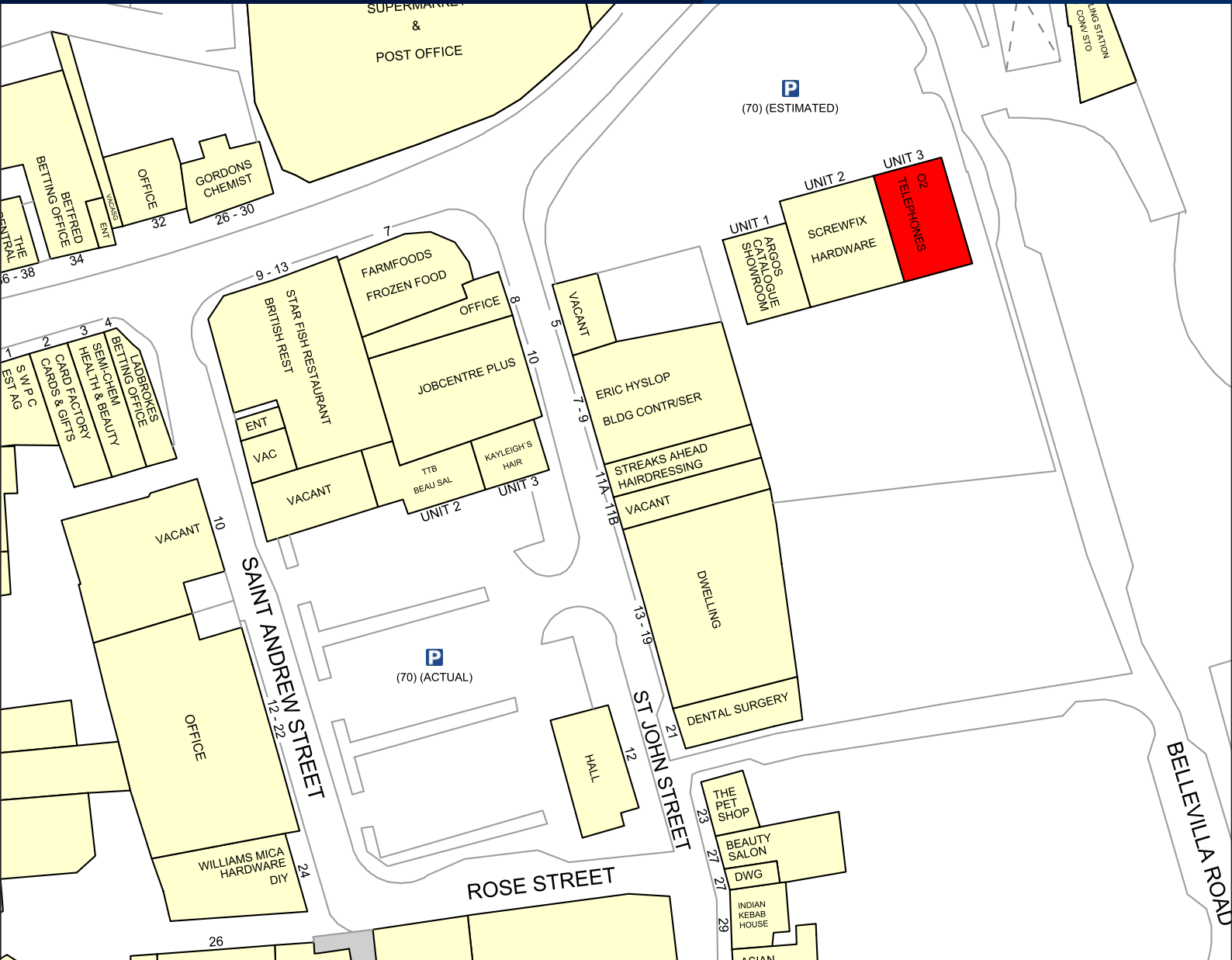
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## GET IN TOUCH



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RJSF/LR/RW2254 - Date of publication: 30 November 2023

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